

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
October 13, 2006**

Redevelopment Commission members present: Steve Belter, Earle Nay, Sandy Pearlman and Larry Oates. Also in attendance: City Attorney Bob Bauman, Josh Andrew, Bev Shaw, Charlotte Martin and Deborah Kervin of the Development Department, City Engineer Dave Buck, Tom Gall of T.J. Gall & Associates, Kevin Hall of HNTB, City Council member, Patti O'Callaghan and citizens and members of the media.

Mr. Belter called the meeting to order at 12:06 p.m.

OLD BUSINESS

Mr. Nay made a motion to approve the September 18, 2006 minutes. Mrs. Pearlman seconded. Mr. Belter asked if there were any other questions, comments, changes or corrections to the minutes. Hearing none, the minutes were approved and the motion passed unanimously 3-0.

NEW BUSINESS

Mr. Belter said the next item of business is the authorization of the Trustee to pay claims. Mr. Andrew said we have something under "Other". Mr. Belter said okay.

Mr. Andrew said I would like to talk about the garage. We are in the process of putting together a proposal to do some work this year hopefully, on the garage using the Build Indiana money. Mr. Gall said we're just putting some finishing touches on the quote package. The package that we're going to use for Build Indiana is smaller. We're hoping to get that out on Monday and get the quotes back on October 31st, and try to get that group of things done this fall. Also, we will be putting together a bid package for the larger pieces or the single items, the double T joints. We want to get that bid yet this year—that will require a wage decision—I'll check that with Charlotte. So if we don't get started, we'll at least have it under contract. If weather permits, we'll get going on that. Mr. Belter said the quote package—the smaller—what items will get fixed? Mr. Gall said the wall top waterproofing, there is a whole group of....items Nos. 1 –9 actually, if you look at the list that you have there with the exception of the item No. 4 which is going to be done differently outside of that. Mr. Belter said the double "T"s? Mr. Gall said yes. We hope that we can get those done yet this year. Mr. Gall said one of the bigger items is the work on the exterior of the stair tower. Mr. Belter said the painting? Mr. Gall said no this is just the exterior piece of that—getting all that sealed up and that work done so we don't have the water coming through. We're making progress on that.

Mr. Belter said is there anything else, Josh? Mr. Andrew replied no, thank you.

Mr. Belter said now, the authorization of the Trustee to pay claims. The claims are in front of you. Mr. Nay made a motion to approve the payment of the claims. Mr. Oates seconded.

Mr. Belter asked Tom (Gall, of T.J. Gall & Associates) and Dave (Buck, City Engineer) for an update on the work that has been done and the work that's ongoing. Mr. Gall said the lights were on last night if anybody noticed. Thanks to a number of people, but in particular, Derrick and Scott from TransTech, who discovered at about two o'clock, that the ballasts were not wired correctly. They could be 277 volts or 120 volts either way, and they were all 277 volts and so those two got it in their minds that they weren't leaving until they were all on. They rewired everyone in place—they finished at seven o'clock and they are all on with the exception of the four lights down at Win Hentschel. Those will be on next week when Cinergy—they have to reset a pole for the transformer. The rest of the lights are on, they look great. They will be on 24 hours a day for the next 14 days while they burn in. Then they'll be controlled by a photocell.

Mr. Belter asked one photocell for the entire parkway? Mr. Gall said one photo cell for east of the intersection at Hentschel and Cumberland and then one photocell controls the cabinet that controls all the rest of them. So there's not a cell on the top of each light, just one connected to those little green cabinets that you may have noticed poking up out of the landscape that we might repaint to taupe. Of course, we couldn't turn off the other lights prior to turning these on or we would have had no lights. So for a little while, we're going to have all the lights out there burning, which kind of washes out the new ones. They're down lower and they're kind of washed out by these. We will work with Duke Energy next week to shut off individually each of the lights at the intersections. Dave and I will spend some time together at night to determine if there are any areas where maybe we need to leave some of the existing lights. There are a few places out there where you see a Duke Energy pole and our pole two feet away—right under it. Clearly, those are not going to be duplicated; we will take those down. But we don't want to take them down and realize that we should have left that one, that one and that one up. So Duke will be going through next week doing whatever they have to do—it's not as simple as just flipping a switch and have them go off. Shutting each of those lights down will determine whether there's sufficient light to take them all down or which ones to leave up.

Mr. Gall continued with the banners are coming. I believe Bev (Shaw, Greenspace Administrator) has an update. Ms. Shaw said Sagamore West banners will go with the branding that's been developed for the *Welcome to West Lafayette* brochure as well as the *Welcome to West Lafayette* sign as you enter the City from a number of different directions. This is the branding that has been called for by the Sagamore Parkway task force from the beginning. Mr. Nay asked are those permanent or will they be replaced by special event ones? They can be replaced by special event ones. We're not purchasing any other banners at this time, this is it. We have a grant application in, for example, for Farmers' Market development, and if we were to get that grant, one of the things we have listed in the line items is Farmers' Market banners. So as funding becomes available, there are some other special events that might be considered. Mr. Nay said then when you took those special events down, you'd put these back up? Ms. Shaw said for the most part, yes, I believe so. Mr. Gall said yes, that was some pretty exciting news.

Mr. Gall said I appreciate TransTech's work. I told the guys I really don't want to go to the meeting on Friday and tell them the lights still aren't burning and they took that to heart.

Mr. Gall said at Chauncey Square, we're making progress continuing to put the conduit in the ground. We hope by the middle of November to have everything done which is about the same time the Fleischhauer Group needs us to be done so that they can keep their construction going. It's going fairly well, we've just finished making a series of revisions in the underground pathways required for Insight and Duke—cable and power. I will have a purchase order for FX Underground for all the underground for the Duke and Insight work, now that we've finally got it all figured out, for something less than \$30,000. I had budgeted about \$45,000 for that initially, so I'm pleased that has worked out fairly well. I'll need to have either Josh or Dave or whoever might be around next week execute—I don't know if I need to ask your permission to do that...Typically when you've had money allocated, done the work and dealt with those things, not necessarily in each of your meetings. I guess I just wanted to let you know about it. The Verizon cost—we have a purchase order that stands at \$130,000 and it is going to be about \$160,000 and that's not a surprise. I've known for a good while that some of the assumptions that we made, just didn't work out in terms of the number of structures that they needed. That's at about their original estimate. So all of those costs are in line with what we had estimated and we hope to be relatively finished with that by the time we meet next. We're very close to having wires spliced and things out of the way. Some of the sidewalks that were removed are being put back now. Hopefully, we'll have it all buttoned up by next month until spring.

Mr. Nay said was anyone surprised that they found the tracks on Salisbury? Mr. Gall said yes, a couple of people who don't live here were quoting what it would cost to cut that street work—and there was a lot of concrete out there. Boring just doesn't work over there. Every attempt to bore these lines in and keep from tearing things up in the short term just didn't work. If you go over there, you'll see it's pretty torn up right now. Mr. Nay said I was amazed at the condition of the rails and ties when they were exposed—they're in very good shape. Mr. Gall said encased in concrete, they'll last a long time. Mr. Nay said I didn't realize they'd poured concrete, I guess I didn't notice that.

Mr. Belter said so we should keep that in mind if we're thinking about additional underground utility work down in the village. Mr. Nay said are the sewers underneath any of those tracks that you're going to be splitting off and working on? Mr. Buck answered not directly; they're next to them, on one side or the other. Mr. Nay said okay, good. Mr. Belter said you obviously didn't run into the tracks, did you run into similar type problems when you were redoing the sidewalk and the lighting for the library in Morton? Mr. Gall said no, we didn't get into any of that there.

Dave Buck said I have with me Kevin Hall of HNTB. We happened to be having a meeting before this meeting on another topic and I was able to bring him. Kevin is our project engineer overseeing the construction and inspection efforts that HNTB is doing on Tapawingo South. We have been making very good progress since last month's meeting and Kevin tells us that the stone fill is being put in and will be, hopefully, topped off today. We can then begin the installation of the storm structures and storm pipes. Then we'll begin replacement of the curbs and be getting to the pavement section. Rieth Riley (Construction Co., Inc.), the subcontractor

doing the pavement work is scheduled to begin November 6th and finish November 30th. We are on their schedule and that window is pretty much the end of the feasible, if we get lucky, construction window this fall. Hopefully, the weather will be on our side as we go into that part of the concrete work, as well as the asphalt work; we'll have to watch the temperatures. But Rieth Riley does run the asphalt plant so we're pretty sure that it will stay open for that work.

Mr. Buck continued there's some signal work that's been ongoing. You'll see some of the signals being completed as we go—the new one at Williams Street and some modifications being completed over at State Street. There's also some grading that's been completed and some sod that's going to be installed and temporary seeding before we get into completely winterizing everything in areas where the fill zones stop. As all this has been going on, we've been monitoring the settlements through the settlement period. The settlement has been nil. Kevin (Hall, HNTB) can speak about the paperwork and the magnitude is not anywhere near to the point to where it's going to cause us a problem where we have to wait longer—they've been very minor. The fill zone has been constructed in a very stable and sturdy manner and one that we're not going to have future problems with.

Mr. Nay said I drove by South River Road today and noticed that the stone is laid up. As close to South River Road, it's gotten so far, is four feet below the South River Road level. It did seem quite deep as I was driving at the time. Kevin Hall said it's not complete right there at the very end. We've got some issues with the water company and fiber optic company, Indiana Fiber-Works, just lowered their line through that area, so we don't quite have it. Basically, it's going to tie right in with that edge of pavement that you see there on South River Road. Mr. Nay said it will be at the same grade level as South River Road? Mr. Hall said the finished pavement will be, yes. Mr. Buck said from there though, to the east, it does drop down. It probably appears deeper than it is, but it will go off down hill from that direction too. Mr. Nay asked how far down does it go? Mr. Buck said off the top of my head, I don't know, a couple feet—two or three feet. Mr. Hall said I'd say more like four feet. But when you drive through there on the finished product, you're going to have the sense that you're below grade, because the trail adjacent to the Shen property is going to have its backflow from about two or three feet behind it—right there at the very dip. Mr. Nay said but it's still above flood plain obviously. Mr. Hall said yes.

Mr. Nay said the one thing that I thought that you said you were going to have to rebuild the intersection where Williams Street comes down and hits South River Road. Something's going to have to be done with it. Mr. Buck said yes, and that's something that we would like to do immediately, but the State has not allowed us to do any minor changes up to this point yet or even plan to make any minor changes to that. City grade changes happen right at the crease in the pavement. Part of the first phase of the Purdue Master Transportation Plan will get to address that. That's subsequent years down the road. We're just beginning that survey effort and that planned development process is going to take two and a half to three years, and then right-of-way acquisition, and then just like this project, it's taken a long time to come to fruition and begin construction. So that apron, if you will, going up Williams Street is a big concern that we have—when the light is green in that direction, people are going to be coming down the hill too fast and bottom out on River Road or vice versa going up Williams Street. So we're definitely going to do anything we can now that the state will allow us to make that more

gradual, but there's drainage issues involved in that—that would be blocking and ponding water if we did much of anything to it without getting into a larger stint—way beyond the scope of this project and the costs that we have to be able to do anything like that. Mr. Nay said thank you.

Mr. Buck continued we are in the process of obtaining an easement from Mr. Shen along the north side of a right-of-way where the trail is at for lighting purposes. He has agreed to grant us that easement and we're in the process of getting that appraised and we have still not received anything back from Duke on their latest proposal to install the exact type of pole at the spacing that we've requested, but we should be getting that sometime soon too. Mr. Nay said we didn't, by any chance, plan to put a fiber conduit in along that road, have we? Mr. Buck said we've talked about it and one of the things that—a blank conduit anyway. We'll be putting in a conduit for Mr. Shen and as well for the lighting. We'll look at the incremental cost it would take to put in another one.

Mr. Belter said the comment I've heard most frequently, about the work on Tapawingo South is people anticipating the light at Williams and South River Road. If the weather turns ugly on us and we're not able to get Tapawingo opened this fall, if you could still put up that light, I think that would be a good thing from a traffic safety standpoint. Mr. Hall said I think actually we're trying to discourage them. What we're afraid of is they're going to get the cart before the horse. All these signals have preemption and loops. The location of the loops is dictated by where the stop bar is. The stop bar is dictated by where the crosswalk is going to go. The crosswalk is going to be dictated by where the curb ramp actually ends up in the islands. So we're a little nervous about trying to "pre-predict" exactly where that needs to go. So the SR 26 intersection will remain with the old signals just like it is. We're still a little up in the air on Williams, but right now we're thinking probably not. We'll probably finish the signal in the spring when we get the rest of that tied in.

Mr. Belter said well there's clearly interest in getting it done. I understand the reason for not doing it, but if you can work out the details. Obviously, you don't want to do it and then have to come back and rework it. Mr. Nay said there's a lot of five o'clock traffic when Purdue lets out that's turning north onto South River Road. Mr. Buck said yes, one of my concerns too, is the State has interconnected or inter-timed State Street, the luge, the other off-ramp at Robinson, and all those five signals through there are supposed to work together and they're on about their third controller trying to make that happen. So when we add Williams St. making that also jive with those other five—it's a concern that I would like to get addressed, so if we need to do anything to those other signals and their setups to include this, we can have that planning and installation done as a timed single pursuit. Mr. Belter said it sounds good.

Mr. Belter asked if there were any additional questions from the Commission for Dave or Tom. Mr. Gall said one other thing that I want to update you on. We have made progress on the Midway planting. The trees have been quoted and a purchase order is about to be let. The trees will get planted this fall. The entire shrub planting will be moved into this spring and the oaks, the only trees that won't be planted this fall, will be planted in the spring. So we'll be back in January re-appropriating the balance of that appropriation to continue on with that in the spring. But, you will be seeing the guard rail go up. We have James H. Drew Corporation in town working on Tapawingo South which makes him very handy to put the 150 foot of guard rail that

we need up over there to start the tree planting. We hope that that will be happening in the next couple of weeks and the trees will be ordered and they'll be going in. You'll see some of the older brush that's been there for a number of years going away as well. So we're making progress on that.

Mr. Belter said and I hope this isn't too much of a tangent, but speaking of trees, what are our plans for our ash trees and the emerald ash borer. Ms. Shaw said we have had some meetings with some of the department heads including David Downey who knows this is coming and he's ready to remove those as they die. The Tree Fund has been actively planting new trees for at least three years now, specifically so that when we lose the ash trees, it's not such a devastating effect. We've got another 150 trees going into the New Chauncey area this fall, which is one of the oldest parts of the urban forest and most in need of revitalization. It's the third year there and then we'll be finished in that area. We're starting to do some new plantings on Sagamore West from Ace Hardware to Mr. and Mrs. Tire and then across the street at Regions Bank, but we're not taking the ash trees down until they die.

Mr. Belter said the State isn't going to help? Ms. Shaw said there'll be no help from the State. Mr. Belter said there's this thought that when you're on the leading edge of the infestation, you take the trees all down to try and keep them from spreading further south. Ms. Shaw said right, some of the other states are doing that, Indiana is not. The Indiana State Forester, or the powers that be, decided that the infestations are just popping up. To clear cut an eradication zone would work if it were only spreading naturally. We know they can fly a half mile but they're spreading along the highways and they're spreading to campgrounds as people move firewood. It's not just up to the insect. We're spreading the insect and so you can't eradicate for that. Mr. Belter said so there's no point in clear cutting—so we'll just take them down as they die. Ms. Shaw said that's the Indiana school of thought. Wisconsin is now starting to cut 6,000 trees to try to stop it from spreading into Wisconsin. Ohio is still doing some cutting. Michigan is still busy taking down the dead trees—they've lost 15 million ash trees in Michigan. They're taking them down even before they find the infestation in some areas, but Indiana is not. Mr. Belter said so we'll just take them down as they die. Ms. Shaw said in the meantime, we're trying to plant as many as we can. The Tree Fund brings in about \$20,000 a year in donations and they spend all of that to try to get some new trees in.

Ms. Pearlman said I have a question about that. The Tree Fund included in their solicitation some suggestions for preventing ash borer with aspirin. Did you see that before they sent it out? Mr. Bauman said it's a chemical from Bayer. Ms. Shaw said it's a product put out by Bayer. A lot of pharmaceutical companies also make insecticides. Bayer makes a product called Advanced Tree and Insect Killer, the active ingredient is imidacloprid. That actually, if you do a soil drench, is taken up by the tree and that protects the tree; but you have to do it every year. You can do that if you have an ash that's pivotal in your own yard, but not if you're a city and with 900 street trees and however many more in our parks—it's six percent of our forested land; you can't go drenching them all. It only controls about 70 percent of the borers; you'll still have some in there, but ash trees can survive with some in there, so you can probably save that tree for quite awhile. Mrs. Pearlman said thank you.

Mr. Buck said I can update on the Sagamore West/Salisbury intersection. The State had been looking at replacing the controller and putting the radio interconnect in. They do have their survey done to determine what type of antenna they need and how far they can reach and they're actually looking at some other signals besides just Salisbury. Hopefully, in the near term, we have no timeline from them, but they were asking about some other signals. They also plan to come out next week and put that new controller at Salisbury and at that same time finally lower those handicap accessible push buttons and hopefully replace any that aren't working or don't comply with the current requirements. So that should be happening next week.

Mr. Belter said are there any other questions about the claims to be paid? None were made. The motion to approve the payment of claims passed unanimously 3-0.

Mr. Oates said I would just like to make a comment on what we were talking about at the last meeting with regard to inspection reports and the like. I actually went to the Parks Department and got a copy of what they're doing as an example of an inspection report of the trail system. I think that these would be very helpful to us. Someone is walking every length of the trail and/or riding every length of the trail on a monthly basis looking at what damage has been done to the surfaces, drainage and several other factors. In fact, the report for each individual trail is three pages in length and they break them out in sections. It may be something where we need...I wouldn't necessarily want three inches of paper to come to me every month and see what's on the inspection report. I think it might be wise for us to have somebody in the Development Department to go in and take a look at what's on there; if everything's in acceptable format like this is, then get some indication that everything's acceptable from that trail. If there are problem areas, we should get some kind of indication from them that would indicate that we have a problem area. Mr. Andrew said on the garage? Mr. Oates said no, these are on the trails. We talked about having reports on all of the facilities that are currently under our bond.

Mr. Bauman said we're in the process of taking that list and indicating in most cases when another City department is operating and maintaining an area. I can get you that master list. Mr. Oates said that's what I'm saying. Parks is already doing this, I'm not sure it makes a lot of sense for the City to have someone else do it again. But it would make sense for somebody under the guise of this Board to go and look at these and then say there are things that need to be done, such as pruning along this one section of the trail, so that we're aware that these things need to be done and that we can follow up the fact that this maintenance is getting done and being taken care of.

Mr. Belter said I don't remember anything that we, outside of the parking garage, we as such, own. But there are some other things that we do own. Some of the trails we have paid for with money from bonds. I'm not sure. Mr. Bauman said it's part of the infrastructure in the Research Park which is maintained, part of it is by the Street Department and part of it by Wastewater. Mr. Belter said to the extent that we own it, like the garage, or to the extent that it's collateral for our bonds, I think we need to follow up on that. I'll leave it to the collective wisdom of the Commissioners to whether or not we want reports on everything we've helped fund. Mr. Bauman said I think it would also be constructive to look at the list in terms of to what all the Redevelopment Commission has contributed. Mr. Oates said I think that's a great way of

doing it, but regardless of the department that's doing it, let's use the information they have rather than reinventing the wheel on this. Like I said, I don't necessarily need every copy of every inspection report; I'd rather have a summary that says here are the problems that have been noted this month, so that we can just keep up with it. Mrs. Martin said (directed to Mr. Bauman) that's the sort of thing you were working on? Mr. Bauman answered yes. Mr. Oates said perfect.

Mr. Belter said the next item of business is public comment. Is there any comment from the public?

Councilor O'Callaghan said I want to see Bev's pictures. Ms. Shaw showed pictures from Art on the Wabash. *The pictures were passed around.* Mr. Belter said I think it went quite well and if I'm not mistaken, KitchenArt was the sponsor. Mr. Oates said we were. Ms. Shaw said KitchenArt was the sponsor and will be again for the next couple of years. We had about 3,000 people in attendance and 30 juried artists. The artists all said that their sales exceeded their expectations which means that word on the street will bring in a lot more artists next year. It just went incredibly smoothly. Tom Gall did logistics and got everybody in and out at seven in the morning. It was a success. Mr. Gall said I think it also tied in well with the dedication of the fountain. It was the mayor's idea in order to utilize the river and feature Tapawingo Park. Mr. Bauman said it didn't just appear to go well. It did go well in terms of the attendance, the sales and the interest for the future. Ms. Shaw indicated we did get feedback from both the public and the artists and it was exclusively positive. Mr. Belter said congratulations and thank you to those of you who put it on and to those of you who sponsored this event.

The Commission confirmed/scheduled the following meetings:

Monday, November 13th at noon


Monday, December 18th at noon

Mr. Nay made a motion to adjourn. Mr. Oates seconded. The meeting adjourned at 12:40 p.m.

Respectfully submitted,


Francis Earle Nay, Recording Secretary

Approved:


Stephen E. Belter, President

/djk